059.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	632,300 / 632,300
					USE VALUE:	632,300 / 632,300
					ASSESSED:	632,300 / 632,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MONTESI ISABELLE M
Owner 2:	
Owner 3:	
Street 1:	102 BOW STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MONTESI GREGG EDWARD--ETAL -
Owner 2:	MONTESI ISABELLE M -
Street 1:	102 BOW STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1850, having primarily Asbestos Exterior and 1404 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6400.000	200,000	3,900	428,400	632,300
Total Card	0.147	200,000	3,900	428,400	632,300
Total Parcel	0.147	200,000	3,900	428,400	632,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.36 /Parcel: 450.36

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 39274
GIS Ref:
GIS Ref:
Insp Date: 08/28/18

!5198!

PREVIOUS ASSESSMENT

Parcel ID: 059.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	200,000	3900	6,400.	428,400	632,300		Year end	12/23/2021
2021	101	FV	194,200	3900	6,400.	428,400	626,500		Year End Roll	12/10/2020
2020	101	FV	194,500	3900	6,400.	428,400	626,800	626,800	Year End Roll	12/18/2019
2019	101	FV	176,200	3900	6,400.	422,300	602,400	602,400	Year End Roll	1/3/2019
2018	101	FV	176,200	3900	6,400.	324,400	504,500	504,500	Year End Roll	12/20/2017
2017	101	FV	176,200	3900	6,400.	306,000	486,100	486,100	Year End Roll	1/3/2017
2016	101	FV	176,200	3900	6,400.	281,500	461,600	461,600	Year End	1/4/2016
2015	101	FV	166,300	3900	6,400.	263,200	433,400	433,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:47:45

LAST REV

Date	Time
08/03/21	14:13:51
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 5198

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MONTESI GREGG E	78333-288	1	7/27/2021	Convenience	99	No	No		
	20525-306		5/1/1990		155,000	No	No		Y

USER DEFINED

Prior Id # 1:	39274
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2018	MEAS&NOTICE	BS	Barbara S
2/27/2009	Meas/Inspect	372	PATRIOT
1/8/2000	Meas/Inspect	277	PATRIOT
1/8/2000	Measured	277	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6400		Sq. Ft.	Site		0	70.	0.96	6									428,400						428,400	

Total AC/HA:	0.14692	Total SF/SM:	6400	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	428,400	Spl Credit		Total:	428,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	11 - Asphalt	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.93842620
Adj $ / SQ:	171.028
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	289836
Depreciation:	89849
Depreciated Total:	199987

COMMENTS

646-7724.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

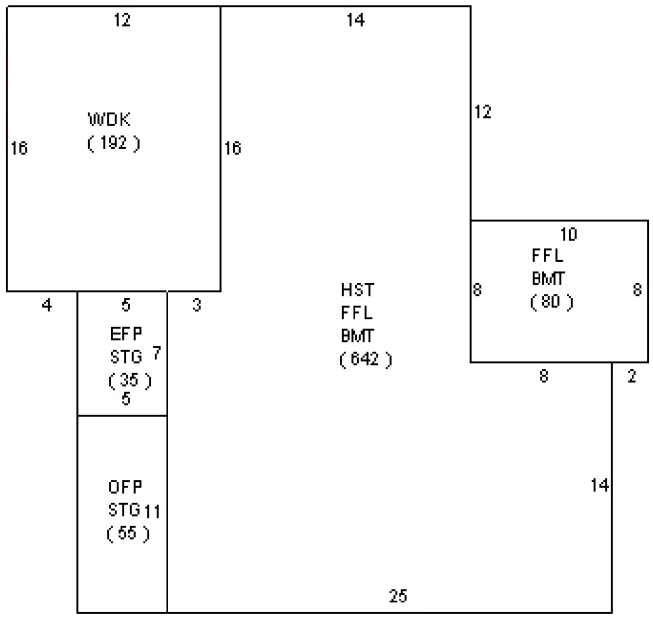
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.03
Special Features:	0	Val/Su Net:	93.59
Final Total:	200000	Val/Su SzAd	191.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	722	67.980	49,084
FFL	First Floor	722	171.030	123,482
HST	Half Story	321	171.030	54,900
WDK	Deck	192	10.520	2,019
STG	Storage	90	7.720	694
OFP	Open Porch	55	41.290	2,271
EFP	Enclos Porch	35	68.130	2,385

	Net Sketched Area:	2,137	Total:	234,835	
Size Ad	1043	Gross Area	2458	FinArea	1404

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

059.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X12	A	AV	1910	24.47	T	40	101			3,900			3,900

More:	N	Total Yard Items:	3,900	Total Special Featues:		Total:	3,900

IMAGE

AssessPro Patriot Properties, Inc